

Site Details, Capacity Estimates and Phasing

Urban Area	ID	Old site ID (Ashford's Future)	Source	Address	Site Description	Surrounding area		Comments/Constraints	Mini Market Viability Assessment					Land Category		Gross Dwelling Capacity (no. of units)		Photo Nos.	Size (ha)	OS grid ref.		
						Uses	Height, Style etc		Condition of Housing Stock (P:1,R:2,G:3,E:4)	Residential Amenity (P:1,R:2,G:3,E:4)	Quality of Facilities (P:1,R:2,G:3,E:4)	Total	Site chosen for Market Viability Assessment	Plan Period	Site retained or removed	Accessibility Zone	Best Fit			Standard comparator @ 50 dw/ha	X	Y
Ashford	AU001			Land rear of 1 to 6 Jersey Close	Backgardens & flat grass land	The Towers School to E; Residential	2 storey detached (new development)	Access from Jersey Close	3	3	2	8		N/A	Removed	N/A	N/A	N/A	ASH1026	0.64	601,500.80	145,655.81
Ashford	AU002			Land in between 3 to 23 Fresian Way	Pond and grass land	Residential	2 storey detached (new development)	None	3	3	2	8		2016 to 2021	Retained	C	22.06	19.02	ASH1027	0.38	601,398.16	145,531.34
Ashford	AU003			Land rear of 2 to 14 Dunnock Road	Children's play area (well maintained)	Shops/Residential	2-3 storey flats	Access from Trinity Road, very well maintained, forms part of development & part of amenity setting	3	3	3	9		N/A	Removed	N/A	N/A	N/A	ASH1028	0.82	600,988.33	145,317.03
Ashford	AU005			Land rear of 1 to 10 Alderney Way	Flat grass land	Residential	2-3 storey flats	Access from Alderney Way part of amenity setting	3	3	3	9		N/A	Removed	N/A	N/A	N/A	ASH1030	0.64	601,082.13	145,174.06
Ashford	AU006	3044	Ashford's Future Study	Orchard Cottage, corner of Tile Kiln Road & Towers View	Very large warehouse unit with backgardens	Small shop/Residential/large warehouse unit & backgrounds	2 storey semis	None	2	3	2	7		2006 to 2011	Retained	C	18.23	15.72	ASH1031	0.31	601,403.78	145,266.03
Ashford	AU007			Land rear of 50 to 86 Grosvenor Road	Backgardens & garages	Small shop/Residential	Bungalows and 2 storey terraces	Access between 13 & 15 Towers View	2	2	2	6		2016 to 2021	Retained	C	14.51	19.09	ASH1032	0.38	601,482.48	145,302.05
Ashford	AU008			Land rear of 91 to 129 & Rosedene, Grosvenor Road	Underused backgardens	Residential	2 storey detached	Access from Broadhurst Drive	2	2	1	5		2016 to 2021	Retained	C	14.74	23.03	no	0.46	601,628.38	145,324.25
Ashford	AU009			Land rear of 258 to 288 Faversham Road	Backgardens & garage	Pub & Church to E; The Towers School to N; Residential	Bungalows	Access adjacent to 288 Faversham Road garage well used	2	2	1	5		2016 to 2021	Retained	C	51.11	18.00	no	0.36	601,710.32	145,293.65
Ashford	AU010			Land adjacent to 2a Ulley Road, rear of Kingston House, Collingwood, The Spinners, The Coach House, Ulley Cottages, rear of 18-36 Upper Vicarage Road and rear of 231-249 Faversham Road	Super Cups vending depot and backgardens	Residential, cricket ground to NE, Kennington C of E Junior School to S	2 storey detached	Access between 36 & 38 Upper Vicarage Road	3	3	2	8		2016 to 2021	Retained	C	17.88	27.94	ASH1033	0.56	601,888.85	145,205.09
Ashford	AU011			Land rear of 5-53 Grosvenor Road	Backgardens	Residential	2 storey semis	Access from Broadhurst Drive	2	2	1	5		2016 to 2021	Retained	C	15.83	24.74	no	0.49	601,508.49	145,187.22
Ashford	AU012			Land rear of 54-90 Lower Vicarage Road	Backgardens	Residential	2 storey detached	Access between 90 and 112 Lower Vicarage Road	3	3	2	8		2016 to 2021	Retained	C	18.19	28.42	no	0.57	601,658.86	145,104.72

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Ashford	AU013			Land rear of 230-250 Faversham Road	Underused scout club, backgardens & garages	Residential	2 storey semi detached	Access between Scout Hall and 54 Lower Vicarage Road	3	3	2	8			2016 to 2021	Retained	C	13.66	21.34	ASH1034/ASH1035	0.43	601,739.90	145,152.35
Ashford	AU014	3030	Ashford's Future Study	Land between Ball Lane and Ulley Road	Former agricultural land, bounded by hedge & fence, very overgrown	Residential	2 storey detached	Access from Ulley Road	2	3	2	7			2006 to 2011	Retained	C	37.29	49.06	ASH1036/ASH1037	0.98	602,140.43	145,160.21
Ashford	AU015			Land rear of 75-89 Lower Vicarage Road and rear of 16-48 Woodstock Way	small woodland	Residential	2 storey terrace & detached	Very overgrown	2	3	1	6			2011 to 2016	Retained	C	122.94	59.10	no	1.18	601,419.95	144,972.97
Ashford	AU016			Land rear of 1-21 Glebe Way, rear of 41-59 Lower Vicarage Road, rear of 4-38 Meadowbrook Road	Allotment gardens; underused garages; backgardens	Residential	2 storey semis	Access adjacent to 14 The Pasture	3	3	2	8			2011 to 2016	Retained	C	17.68	27.63		0.55	601,653.62	144,936.30
Ashford	AU017			Land rear of 201-213 Faversham Road	Backgardens	Residential; Recreation ground to and Kennington C of E Junior School to E	2 storey residentially	Access between 207 & 209 Faversham Road	2	2	2	6			2016 to 2021	Retained	C	11.47	15.09	no	0.30	601,901.77	145,056.75
Ashford	AU018			Land rear of 70-86 The Street	Builder's Yard; Backgardens, small work units	Residential; St Mary's Church to W	2 storey detached	Access adjacent to 86 The Street	2	3	2	7			2011 to 2016	Retained	C	16.89	26.40	no	0.53	602,297.37	145,095.10
Ashford	AU019			Land rear of 342-352 Canterbury Road	Backgardens	Residential	2 storey large detached	Access adjacent to 352 Canterbury Road	3	3	2	8			2011 to 2016	Retained	C	16.39	25.61	no	0.51	602,741.62	145,023.52
Ashford	AU020			Land rear of 22-30 The Street, rear of 8-11 Okehampton Close and 16-28 Marlborough Way	Backgardens	Residential	Bungalows & 2 storey detached	Access between 16 & 22 The Street	2	3	1	6			2016 to 2021	Retained	C	16.27	25.42	no	0.51	602,521.93	144,974.50
Ashford	AU021			Land at corner of The Grove & The Street, rear of 312-320 Canterbury Road and rear of 6-14 Hillcrest Close	Backlands	Residential	2 storey detached	No on street parking	3	3	1	7			2006 to 2011	Retained	C	14.32	22.37	no	0.45	602,531.80	144,860.02
Ashford	AU022			Land rear of The Elms, Dallington, Little Haven and The Bield Church Road	Backgardens	Recreation ground to N; Kennington playing field to E; Residential	2 storey terrace	Access between The Bield and Mouse Cottage Church Road	2	2	2	6			N/A	Removed	N/A	N/A	N/A	no	0.21	602,062.10	144,978.52
Ashford	AU023			Land rear of Limewood House, Carinda and Balla Church Road and rear of 169-187 Faversham Road	Backgardens	Residential	2 storey terrace	Access between 1 & 2 Studio Close	2	2	2	6			2016 to 2021	Retained	C	15.32	20.16	no	0.40	601,967.74	144,922.28
Ashford	AU024			Land rear of 24-44 Park Road	Backgardens; garages	Residential	2 storey semis	Access adjacent to 1 Ashborne Close	2	2	1	5			2016 to 2021	Retained	C	19.61	30.65	ASH1044	0.61	601,738.87	144,631.62

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Ashford	AU025			Land opposite of 1-19 Greenbank	Garage & small woodland	Residential	Bungalows	Part of amenity settings & very well maintained	3	3	2	8		2021+	Retained	C	106.62	51.26	ASH1043	1.03	601,931.06	144,601.97
Ashford	AU026			Land at corner of Tudor Road and Faversham Road	Small woodland	Residential	Bungalows	Part of amenity setting	2	3	1	6		N/A	Removed	N/A	N/A	N/A	ASH1040	0.24	601,994.89	144,460.40
Ashford	AU027			Land at corner of Northumberland Avenue and York Road	Small woodland	Residential	2 storey semis	Part of amenity setting	2	3	1	6		N/A	Removed	N/A	N/A	N/A	ASH1042	1.47	601,917.60	144,201.68
Ashford	AU028			Land rear of 1-9 Oakfield Road and rear of 20-30 Northumberland Avenue	Backgardens	Residential	Bungalows & 2 storey semis	Access adjacent to 20 Northumberland Avenue	2	2	1	5		2021+	Retained	B	14.73	19.38	no	0.39	601,815.62	144,128.69
Ashford	AU029			Burton Farm Allotment site, Nettlefield	Allotment gardens	Residential	3 storey flats & 2 storey semis	Access adjacent to Fir Hatch Nettlefield	2	2	1	5	✓	2011 to 2016	Retained	B	28.35	44.30	ASH1041	0.89	602,054.15	144,261.92
Ashford	AU030			Land rear of 4-40 Tadworth Road and rear of 15-45 Bybrook Road	Backgardens	Residential	Bungalows & 2 storey semis	Access adjacent to 4 Tadworth Road	2	2	1	5		2021+	Retained	B	14.38	18.92	no	0.38	601,571.67	144,084.90
Ashford	AU031			Land adjacent to 11, 12, 14 Rectory Way	Underused allotment gardens	Residential, Bybrook Cemetery to S	2 storey terrace	None	2	3	1	6		N/A	Removed	N/A	N/A	N/A	no	0.20	601,251.25	144,135.17
Ashford	AU033			Land at corner of Nicholas Road and Trinity Road	Flat grass land	Residential; Field to W	2 storey residential	Access from Trinity Road	3	3	1	7		2006 to 2011	Retained	C	188.40	90.58		1.81	600,795.06	145,056.50
Ashford	AU034	3027	Ashford's Future Study	land south-east of A20 roundabout on Warren Lane	Flat grass land	Residential	2 storey semis	Part of amenity setting on major dual carriageway	2	2	1	5		2011 to 2016	Retained	B	82.22	44.68	ASH1047	0.89	600,223.87	143,581.37
Ashford	AU035			Land at corner of Maidstone Road and Templar Way	Flat grass land	Residential	2 storey semis	Part of amenity setting noise from dual carriageway	2	2	1	5		2011 to 2016	Retained	B	54.42	43.19	ASH1046	0.86	600,159.25	143,512.37
Ashford	AU036			Land rear of 26-34 Chart Road	Little Brook Play area, well maintained	Residential; Ashford hospital to S	2 storey terrace	Access from Playground on Littlebrook Close	2	3	1	6		N/A	Removed	N/A	N/A	N/A	ASH1048	0.33	600,214.73	143,235.21
Ashford	AU037			Land rear of 50-60 Repton Manor Road	Allotment gardens	Residential; Railway line to W	2 storey terrace	Access between 48 & 50 Repton Manor Road; noise from railway line	2	3	1	6		N/A	Removed	N/A	N/A	N/A	No	0.24	600,065.82	143,237.87
Ashford	AU038			Land at the end of Theresa's Close and rear of 21-25 Magazine Road	Grass land	Residential	2 storey semis	Part of amenity setting	2	3	1	6		N/A	Removed	N/A	N/A	N/A	ASH1045	0.28	600,640.40	143,265.01
Ashford	AU039			Land rear of 37-47 Magazine Road	Backgardens	Residential	2 storey large semi	Access adjacent to Borne Hill, Brooke Road	3	2	1	6		N/A	Removed	N/A	N/A	N/A	no	0.14	600,809.83	143,392.94
Ashford	AU040			Land rear of 39-49 Albert Road and rear of 8-16 Queens Road	Backgardens; garages	Residential	2 storey semis	Access adjacent to 40a Magazine Road	3	2	1	6		2016 to 2021	Retained	B	14.54	22.72	no	0.45	600,852.37	143,247.94

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Ashford	AU041			Land rear of 41-59 Queens Road and rear of 40-46 Magazine Road	Backgardens & car park	Residential	2 storey detached	Access adjacent to 40 Magazine Road	2	2	1	5			N/A	Removed	N/A	N/A	N/A	no	0.30	600,926.34	143,317.69
Ashford	AU042			Land rear of 3-35 Albert Road and rear of 46-56 Queens Road	Backgardens; garages & car park	Residential	2 storey detached	Access rear of 35 Albert Road	2	2	1	5			2016 to 2021	Retained	B	14.78	23.09	no	0.46	600,952.89	143,161.97
Ashford	AU043			Land rear of 32-58 Albert Road	Backgardens; garages	Residential	2 storey semis	Access adjacent to 64 Sussex Avenue	2	2	1	5			2021+	Retained	B	14.50	19.08	no	0.38	600,828.78	143,108.49
Ashford	AU044			Land rear of 11-63 Hardinge Road and rear of 56-120 Queens Road	Backgardens with mature trees	Residential	2 storey semis & detached & 3 storey flats	Access between 88 & 98 Queens Road and adjacent to 27 & 29 Hardinge Road	2	2	1	5			2021+	Retained	B	15.23	23.80	no	0.48	601,198.96	143,119.55
Ashford	AU045	3026	Ashford's Future Study	A20 Maidstone Road	Currently paddock and very overgrown	Hotel E, Residential to S.	2 storey terrace	No access off Simone Weil Avenue	2	3	1	6	✓		2006 to 2011	Retained	B	178.04	85.60	no	1.71	600,261.35	143,750.10
Ashford	AU046	2013	Ashford's Future Study	Single storey units, brick built & prefab construction, with some vacancies, cleared and overgrown in parts	Single storey units, brick built & prefab construction, with some vacancies & cleared land.	Residential; Railway line to S	2 storey terrace	Access between 87 & 88 Godington Road	1	3	1	5	✓		2006 to 2011	Retained	A	200.63	96.46		1.93	600,477.12	142,718.85
Ashford	AU047	2011	Ashford's Future Study	adj 83/85 Godinton Rd	Car showroom and warehouse	Residential; Industrial estate to W	2 storey terrace	Well used	1	3	2	6	✓		2006 to 2011	Retained	A	30.12	23.90		0.48	600,620.10	142,682.08
Ashford	AU048			Land at corner of Watercross Lane and Cross Stile	Flat grass land	Residential	2-3 storey flats	Part of amenity setting	1	2	1	4			N/A	Removed	N/A	N/A	N/A		0.19	599,518.33	141,794.90
Ashford	AU049			Land North of St Teresa's RC Primary School, Quantock Drive	Allotment gardens, private	Residential; St Teresa's RC Primary School to S	2 storey semis	Access adjacent to 102 Quantock Drive	2	3	1	6	✓		2011 to 2016	Retained	B	116.74	63.45	no	1.27	600,448.70	143,573.30
Ashford	AU051			Land rear of 61-113 Christchurch Road	Backgardens	Residential; Sports ground to W; Allotment Gardens to SW	2 storey semis	Access between 113 & 115 Christchurch Road	2	2	1	5			2021+	Retained	A	14.86	19.55	no	0.39	600,586.42	141,905.70
Ashford	AU052			Land rear fo 115-157 Christchurch Road	Allotment gardens	Residential; Sports ground to S; Allotment Gardens to W	2 storey semis	Access adjacent to 157 Christchurch Road	2	2	1	5			2021+	Retained	A	11.20	14.74		0.29	600,494.05	142,015.12
Ashford	AU053			Land rear of 41-49 Jemmett Road	Allotment gardens and backgardens	Residential; Sports ground to SE; Victoria Park to N	2 storey terrace	Access between 45 & 51 Jemmett Road	2	2	2	6			2011 to 2016	Retained	A	13.54	21.16		0.42	600,411.44	141,992.49
Ashford	AU054			Land rear of 2-60 William Road	Allotment gardens, very overgrown	Residential; Sports Ground to N	2 storey detached	Access between 18 & 20 William Road	2	2	2	6	✓		2011 to 2016	Retained	A	94.46	51.34		1.03	600,553.02	141,753.12
Ashford	AU055			Land rear of 52-70 Bond Road and rear of 29-39 Musgrove	William & Jemmett allotment gardens; garages	Residential; Sports Ground to N	2 storey detached	Access adjacent to 39 Musgrove	2	2	1	5			2016 to 2021	Retained	A	12.07	15.88		0.32	600,451.02	141,711.89

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Ashford	AU056			Land rear of 1-49 Bond Road and rear of 12-21 Grantley Close	Musgrove allotment gardens	Pub, Residential	2 storey terraces	Access off Kingworth Road	2	3	1	6	✓	2011 to 2016	Retained	B	147.03	70.69	ASH1063	1.41	600,562.29	141,466.71
Ashford	AU057			Land rear of 214-310 Beaver Road	Backgardens	Residential	2 storey terraces	Access between 240 & 250 Beaver Road	2	2	1	5		2016 to 2021	Retained	A	18.39	28.74	no	0.57	600,656.50	141,440.71
Ashford	AU058	3003	Ashford's Future Study	Land adjacent to South Kent College, Jemmett Road	Very overgrown grass land, well treed particularly on the boundary	Residential; South Kent College to S; Ashford South County Primary School to W	2 storey terrace	Access on Jemmett Road	2	3	1	6	✓	2006 to 2011	Retained	C	142.33	68.43	ASH1065/ASH1066	1.37	600,238.89	141,815.97
Ashford	AU059			Land rear of 67-89 Noakes Meadow	Ashford South County School playing field, garages	Oak Tree County Primary School and Ashford South County Primary School to N; Residential	2 storey terrace	Access adjacent to 63 Noakes Meadow	2	2	2	6		N/A	Removed	N/A	N/A	N/A	ASH1073	1.01	600,032.17	141,720.47
Ashford	AU060			Land at the end of Halstow Way	Recreation ground	Residential; Recreation Ground to N; St Simons RC Church to S	2 storey terrace	Part of amenity setting	2	3	1	6		N/A	Removed	N/A	N/A	N/A	ASH1071/ASH1072	1.00	599,979.93	141,566.11
Ashford	AU061			Land to the E of St Simon of England RC Primary School, Noakes Meadow	School playing field; garages	Residential; St Simon of England RC Primary School to W	2 storey semis	Access adjacent to 176 Jemmett Road and adjacent to 126 Noakes Meadow	2	3	1	6		N/A	Removed	N/A	N/A	N/A	ASH1064	0.26	600,168.65	141,478.02
Ashford	AU062			Land at corner of Flaxpond Road and Fostall Green	Flat grass land & car park	Residential	2 storey terrace	Part of amenity setting	2	2	1	5		N/A	Removed	N/A	N/A	N/A	ASH1058	0.23	599,754.35	141,412.48
Ashford	AU063	3048	Ashford's Future Study	Land to the rear 58 to 72 Cryol Road	Undeveloped area entirely surrounded by housing, very overgrown	Residential	2 storey semis	Access adjacent to 58 Cryol Way	1	2	1	4		N/A	Removed	N/A	N/A	N/A	ASH1054	0.27	599,700.76	141,232.77
Ashford	AU064			Land rear of 38-52 Cryol Road	Cryol Road allotment gardens	Residential	2 storey semis	Access between 38 & 36 Cryol Road	1	2	1	4		N/A	Removed	N/A	N/A	N/A	ASH1055	0.32	599,989.30	141,208.30
Ashford	AU065			Land adjacent to 14 St Stephens Walk	Grass land, car park & nursery	Residential; grassland to E	2 storey terrace	Loss of nursery	2	2	2	6		N/A	Removed	N/A	N/A	N/A	ASH1056,ASH1057	0.26	599,992.42	141,036.10
Ashford	AU066			Land adjacent to 3 Bredgar Close	Abandoned 2 storey flats	Residential	2 storey terrace	None	1	2	2	5		2006 to 2011	Retained	C	13.07	11.27	ASH1059	0.23	599,702.35	140,960.02
Ashford	AU067			Land rear of 2-16 Clynton Way and rear of 93-101 Kingsnorth Road	Backgardens	Residential; Pond to N	2 storey semis	Access adjacent to 16 Clynton Way	2	2	2	6		2016 to 2021	Retained	B	13.23	17.41	ASH1060	0.35	600,300.58	140,978.12
Ashford	AU068			Land rear of 59-83 Kingsnorth Road	Backgardens	Residential; Pond to W	2 storey semis	Access between 69 & 71 Kingsnorth Road	2	2	2	6		N/A	Removed	N/A	N/A	N/A	no	0.26	600,348.70	141,051.99
Ashford	AU069			Land rear of 74-96 Kingsnorth Road	Backgardens & underused land	Residential; Allotment Gardens to E	2 storey terrace	Access on Cade Road	2	2	2	6	✓	2016 to 2021	Retained	B	19.92	17.17	ASH1061	0.34	600,481.69	141,100.44

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Ashford	AU070			Land rear of Beaver Cottage and 1-15 Rigden Road	Beaver Field allotment gardens and large warehouse units (well used)	Residential	2 storey terrace	Access between 2 & 4 Cade Road	2	2	2	6			N/A	Removed	N/A	N/A	N/A	ASH1062	0.25	600,513.62	141,090.62
Ashford	AU071	merged with AU076 (now deleted)		Old Railway Works, Land on Newtown Road & Land opposite of 1-51 New Town Road	Depot; Training centre & Underused & derelict large warehouse units	Railway line N and W, Residential; Railway line to N, Designer outlet to S	2 storey flats	Access on Newtown Road & Proximity to Railway line	2	3	2	7			2006 to 2011	Retained	A	750.00	498.91	ASH1074 & ASH1076	9.98	601,551.63	141,820.69
Ashford	AU072			Land North of The Old School, Wainwright Place	Derelict & underused warehouses	Railway line to W; Depot to N	2 storey flats	Access on Newtown Road	2	3	2	7			2006 to 2011	Retained	A	60.61	48.10	ASH1075	0.96	601,537.92	141,652.59
Ashford	AU073			Land rear of 2a-70a Christchurch Road	Backgardens	Residential	2 storey terrace	Access between 48 & 50 Christchurch Road	2	2	1	5			2016 to 2021	Retained	A	16.92	26.44	no	0.53	600,773.75	141,863.63
Ashford	AU074			Land to the South of The North School, Essella Road	Derelict land, goods yard	Railway line to E; Playing field to W; The North School to NW; Residential	2 storey terrace	Proximity to Railway line	2	2	1	5	✓		2011 to 2016	Retained	A	177.79	96.62	ASH2010	1.93	602,134.66	142,047.96
Ashford	AU075		Ashford's Future 3017 Study	Land adjacent to 13-29 Hunters Close	Overgrown grass land	Residential; Railway line to S	2 storey terrace	Proximity to Railway line	1	2	1	4			2006 to 2011	Retained	A	300.00	333.43	ASH2001	6.67	602,040.67	141,656.35
Ashford	AU077			Land on NewTown Green	Flat grass land & childrens play area	Residential	2 storey flats	Part of amenity setting	2	3	2	7			N/A	Removed	N/A	N/A	N/A	ASH1077	1.19	601,712.33	141,468.30
Ashford	AU078			Land rear of 11-30 Osborne Road	Orion Way allotment gardens, very underused & overgrown playground	Residential; Railwayline to W	2 storey terrace	Proximity to Railway line	3	3	2	8			2011 to 2016	Retained	C	27.61	43.14	ASH2002/ASH2003	0.86	602,230.10	141,968.02
Ashford	AU079			Depot & Land rear of 47-81 Hunter Road and rear of 58-88 Romney Road	Large warehouse unit, backgardens; garages	Residential	2 storey flats & detached	Access adjacent to 81 Hunter Road and adjacent to 38 Glover Road	2	3	2	7			2016 to 2021	Retained	C	21.59	33.73	ASH2004	0.67	602,350.55	142,096.85
Ashford	AU080			Land rear of 10-30 Hunter Road, rear of 208-380 Hythe Road and rear of 1-35 Albemarle Road	Backgardens	Residential; Christ Church to NE	2 storey detached	Access between 3 & 5 Glover Road	2	2	2	6			2016 to 2021	Retained	C	22.21	34.70	no	0.69	602,553.03	142,180.36
Ashford	AU081			Land rear of 46-80 Hunter Road, rear of 52-68 Osborne Road and rear of 53-81a Albemarle Road	Backgardens; garages	Residential	2 storey semis	Access between 73 & 75 Albemarle Road	2	2	2	6			2016 to 2021	Retained	C	22.88	35.74	ASH2005	0.71	602,458.08	142,028.40
Ashford	AU082			Land rear of 2-100 Albemarle Road	Backgardens	Residential; Recreation Ground to E	2 storey semis	Access adjacent to 70 Albemarle Road	2	2	2	6	✓		2016 to 2021	Retained	C	57.51	73.73	no	1.47	602,610.85	142,037.75
Ashford	AU083			Land rear of 120-138 Osborne Road	Backgardens	Residential; Recreation Ground to N	2 storey semis	Access between 126 & 128 Osborne Road	2	2	2	6			2021+	Retained	C	13.38	17.61	no	0.35	602,623.89	141,849.85

Site Details, Capacity Estimates and Phasing

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						Uses	Height, Style etc		Condition of Housing Stock (P:1,R:2,G:3,E:4)	Residential Amenity (P:1,R:2,G:3,E:4)	Quality of Facilities (P:1,R:2,G:3,E:4)	Total	Site chosen for Market Viability Assessment	Plan Period	Site retained or removed	Accessibility Zone	Best Fit			Standatd comparator @ 50 dw/ha	X	Y
Ashford	AU085			Land rear of 96-136 Church Road	Backgardens	Residential; Recreation Ground to W	2 storey semis	Access adjacent at 398 Hythe Road	2	2	1	5		2016 to 2021	Retained	C	15.67	24.49	no	0.49	603,020.05	141,947.05
Ashford	AU086			Greystones School and playground and land rear of 2 16 Windmill Close	Backgardens & school playground	Residential	2 storey semis	Access adjacent to 2 Windmill Close	2	2	1	5	✓	2006 to 2011	Retained	C	62.00	89.51	no	1.79	602,903.65	142,198.61
Ashford	AU088			Land rear of 3-111 Church Road	Backgardens	Residential; Willesborough County Primary Infants School to E	2 storey semis	Access adjacent to 111 Church Road	2	1	1	4	✓	2021+	Retained	C	30.50	47.65	no	0.95	603,035.18	141,691.76
Ashford	AU089			Land rear of 69-125 Osborne Road	Informal car park, backgardens	Residential	2 storey terrace	Access adjacent to 27 Breadlands Road	2	3	1	6	✓	2011 to 2016	Retained	C	21.79	34.04	ASH2006	0.68	602,548.60	141,761.19
Ashford	AU090			Land rear of 77-133 Gladstone Road and rear of 16-36 Curtis Road	Backgardens & back land	Residential	2 storey semis & terrace	Access adjacent to 16 Curtis Road	2	1	1	4		2016 to 2021	Retained	C	20.18	31.52	ASH1082/ASG1083	0.63	602,211.44	141,053.28
Ashford	AU091			Land rear of 78-112 Gladstone Road	Backgardens	Residential	2 storey terrace	Access between 84-86 Gladstone Road	2	2	2	6		2016 to 2021	Retained	C	10.07	13.25	ASH1079	0.26	602,311.82	141,022.82
Ashford	AU092			Land rear of 120-134 Gladstone Road and rear of 11-47 Cudworth Road	Backgardens; Garages	Residential; St Barnabas Church to North	2 storey terrace	Access adjacent to 15 & 19 Bath Road	2	2	2	6	✓	2021+	Retained	C	16.84	26.31	ASH1080	0.53	602,241.71	140,918.84
Ashford	AU093			Land rear of 63-91 Canterbury Road	Backgardens	Residential	2 storey semis	Access on Bath Road	2	2	2	6		N/A	Removed	N/A	N/A	N/A	ASH1078	0.13	602,353.13	140,936.00
Ashford	AU094			Land rear of 21-53 Canterbury road	Backgardens	Residential	2 storey semis	Access on Bath Road	2	2	2	6		N/A	Removed	N/A	N/A	N/A	ASH1081	0.20	602,430.00	140,999.10
Ashford	AU095		Ashford's Future 3014 Study	Land between 34 & 76 Canterbury	Flat grass land	Residential	2 storey semis & terraces	Part of amenity setting	2	3	2	7		2016 to 2021	Retained	C	117.55	56.51	AH1084	1.13	602,503.36	140,925.86
Ashford	AU096			Land adjacent to 13 Fountains Close	Playground; flat grassland	Residential; M20 to S	2 storey large detached	Part of amenity setting	3	2	2	7		2016 to 2021	Retained	C	29.16	45.56	ASH2015	0.91	603,131.41	142,419.03
Ashford	AU097			Land adjacent to and rear of Silverlees, Silver Hill House, The Coach House, 14-38 Silver Hill Road	Backgardens & small woodlands	Residential; M20 to S	2 storey detached & bungalows	Access adjacent to 38 Silver Hill Road	3	2	1	6		N/A	Removed	N/A	N/A	N/A	ASH2014	1.00	603,256.88	142,256.85
Ashford	AU098			Land rear of Bracken Hill, Hillcrest, Clovelly, Sandmartins, 2-20 Lees Road	Small woodland & backgarden	Residential; M20 to S	2 storey detached	Access adjacent to Sandmartins, Lees Road	3	2	1	6		N/A	Removed	N/A	N/A	N/A	no	1.17	603,448.64	141,986.95
Ashford	AU099			Land rear of 45-63 The Street	Backgarden; garages	Residential	2 storey semis & detached	Access adjacent to 13 Yeoman Gardens	2	2	1	5		N/A	Removed	N/A	N/A	N/A	ASH2012	0.30	603,591.46	141,950.90
Ashford	AU100			Land rear of 68-80 The Street	Backgardens	Residential; The William Harvey Hospital to N; Tennis court to N; pub to SE	2 storey detached	Access between 78 & 80 The Street	2	2	1	5		2021+	Retained	C	14.37	18.91	no	0.38	603,811.20	141,908.78
Ashford	AU101			90 and land rear of 100-112 Hinxhill Road	Garage, detached house; backgardens	Residential; Pub to W; The William Harvey Hospital to N	2 storey detached	Opportunity for intensification	3	3	2	8		2016 to 2021	Retained	C	30.97	40.74	no	0.81	603,965.59	141,891.12

Site Details, Capacity Estimates and Phasing

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						Uses	Height, Style etc		Condition of Housing Stock (P:1,R:2,G:3,E:4)	Residential Amenity (P:1,R:2,G:3,E:4)	Quality of Facilities (P:1,R:2,G:3,E:4)	Total	Site chosen for Market Viability Assessment	Plan Period	Site retained or removed	Accessibility Zone	Best Fit			Standard comparator @ 50 dw/ha	X	Y
Ashford	AU102			Land rear of 11-15 Lacton Oast	Small woodlands	Residential; M20 to S	2 storey detached	Part of amenity setting; Access 79 & 81 The Street	2	2	1	5		N/A	Removed	N/A	N/A	N/A	no	0.75	603,813.18	141,760.07
Ashford	AU103			Land rear of 128-150 The Street	Backgardens	Residential; Field to E	2 storey large detached	Access adjacent to 128 The Street	3	3	2	8		N/A	Removed	N/A	N/A	N/A	no	0.65	604,131.57	141,703.74
Ashford	AU104			Land at the corner of Kennington Road and The Street	Small woodland	Residential; M20 to S	2 storey semis & bungalows	Part of amenity setting	3	2	1	6		N/A	Removed	N/A	N/A	N/A	ASH2011	1.93	603,658.48	141,780.82
Ashford	AU105			Land rear of 6-7 Nelson Close, rear of 55-65, 45-47 Ripley Road and rear of 21-31 Lacton Way	Small woodland & noise barrier for existing residents	Residential; M20 to E	2 storey semis & bungalows	Part of amenity setting	2	1	1	4		N/A	Removed	N/A	N/A	N/A	no	1.17	603,539.93	141,703.55
Ashford	AU106			Land at corner of Cleves Way and Cuckoo Lane	Flat grass land	Residential; Playground to E	2 storey terrace	Part of amenity setting	2	3	2	7		N/A	Removed	N/A	N/A	N/A	ASH2018	0.33	599,583.57	141,346.95
Ashford	AU107			Land rear of 4-8 Athol Road, rear of 113-141 St Stephens Walk, rear of 1-7 The Close	Backland & garages	Residential; Hopewell School to W	2 storey terrace	Access between 8-10 Athol Road	1	2	2	5		N/A	Removed	N/A	N/A	N/A	ASH2017/ASH2019	0.22	599,617.13	141,119.41
Ashford	AU108			Land adjacent to 24 Stanhope Road	School playing field (Part of Beaver Green Infant & Hopewell School)	Residential; Hopewell School to N; Residential	2 storey terrace & 3 storey flats	Part of school playground	1	2	2	5		N/A	Removed	N/A	N/A	N/A	no	0.36	599,565.50	141,050.50
Ashford	AU109			Land adjacent to 34 Hawks Way	Pond, overgrown grassland	Residential; Greenland to N and W	2 storey terrace & gardens	Access at the end of Falcon Way	2	2	2	6		2016 to 2021	Retained	C	15.00	31.28	ASH2016	0.63	599,119.44	141,060.50
Ashford	AU110	3007	Ashford's Future Study	Land rear of 31-33 Bishops Green	Great Chart County School playing field with mature trees on edge	Residential; Great Chart County Primary School to W; Playing field to W	2 storey terraces & flats	Access off Bishops Green, Part of school play field	2	3	2	7		2016 to 2021	Retained	C	13.72	21.44	no	0.43	598,970.70	141,495.01
Ashford	AU111			Land at the end of Strouts Road	Flat grassland & land under construction	Residential	2 storey large detached	None	3	3	2	8		2006 to 2011	Retained	C	29.45	46.02	ASH2024	0.92	598,708.40	141,463.06
Ashford	AU112			Land at the corner of The Limes and Kingsnorth Road	Overgrown grass land	Residential	2 storey semis	None	2	3	2	7		N/A	Removed	N/A	N/A	N/A	ASH2031	0.60	600,151.99	140,428.76
Ashford	AU113			Land rear of 276-302, Kingsnorth Road	Backgardens	Residential	2 storey semis	Access adjacent to 276, Kingsnorth Road	2	3	2	7		2016 to 2021	Retained	C	14.57	22.76	no	0.46	600,267.08	140,361.09
Ashford	AU114			Land rear of 266a-274 Kingsnorth Road and 6-10 Ellingham Way	Small woodland	Ellingham Industrial Estate	Large warehouse units	Access between 5 & 6 Ellingham Way	1	1	1	3		2016 to 2021	Retained	C	13.34	17.56	no	0.35	600,288.85	140,428.35
Ashford	AU115			Land rear of Lansenda, All Wyns, West Hawk, Windrush, Millsbank Road	Backgardens	Residential	2 storey detached	Access off Britannia Lane	3	2	1	6		N/A	Removed	N/A	N/A	N/A	no	0.17	599,953.82	140,218.04
Ashford	AU116			Land rear of 171-183 Kingsnorth Road	Backgardens	Residential	Bungalows	Access adjacent to 171 Kingsnorth Road	2	2	2	6		2011 to 2016	Retained	B	6.35	8.35	no	0.36	600,190.54	140,673.50

Site Details, Capacity Estimates and Phasing

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						Uses	Height, Style etc		Condition of Housing Stock (P:1,R:2,G:3,E:4)	Residential Amenity (P:1,R:2,G:3,E:4)	Quality of Facilities (P:1,R:2,G:3,E:4)	Total	Site chosen for Market Viability Assessment	Plan Period	Site retained or removed	Accessibility Zone	Best Fit			Standard comparator @ 50 dw/ha	X	Y
Ashford	AU117	3008	Ashford's Future Study	land fronting Stanhope Rd adj Sth Kent College	Grassed area with playing field, well kept, mature trees & hedging on the boundary	Stanhope Sq, Residential; Soccer Centre to S; Car park to S	4 storey flats	Very well kept	1	2	2	5		N/A	Removed	N/A	N/A	N/A	ASH2027	2.51	599,716.30	140,570.39
Ashford	AU118	2023	Ashford's Future Study	Stanhope Square & adjacent area	Mixed use area much of which is underused, includes shopping square. Comprises range of small shops, vacant filling station, hard surfaced play area, car parking & PH	Residential; Grassland to S	2 storey terraces & flats	None	1	2	2	5		2006 to 2011	Retained	C	134.69	64.75	ASH2025/ASH2026	1.30	599,726.74	140,715.22
Ashford	AU119			Land adjacent to 63 & 75 Kilndown Close	Garages	Residential	5 storey flats	None	1	1	1	3		N/A	Removed	N/A	N/A	N/A	ASH2028	0.26	599,427.42	140,790.10
Ashford	AU120			Land at the end of Cuckoo Lane	Flat grass land with trees to edge	Residential	2 storey terrace	Part of amenity setting	2	2	1	5		N/A	Removed	N/A	N/A	N/A	ASH2029	0.52	599,270.59	140,892.87
Ashford	AU121			Land rear of 261-227 Beaver Lane and rear of 43-65 Flaxpond Road	Backgardens; garages	Residential	2 storey terrace & bungalows	Access adjacent to 3 Maypits	2	2	2	6		2016 to 2021	Retained	C	13.63	21.29	ASH1018	0.43	599,587.28	141,478.09
Ashford	AU122			Land rear of 135-165 Kingsnorth Road	Backgardens; garages	Residential	2 storey terrace & bungalows	Access between 1 & 4 Kingsford Terrace and adjacent to 165 Kingsnorth Road	1	2	2	5		2016 to 2021	Retained	B	15.16	19.94	no	0.40	600,254.74	140,818.70
Ashford	AU123			Land rear of 114-152 Kingsnorth Road	Backgardens	Residential	2 storey terrace & bungalows	Access adjacent to 40a Hampden Road	2	2	2	6		2016 to 2021	Retained	B	14.81	19.48	no	0.39	600,422.91	140,937.31
Ashford	AU124			Land rear of 191-211 Kingsnorth Road	Backgardens, playing field off Linden Grove Primary School	Residential, school	2 storey flats	Access on Private Road	1	2	2	5		N/A	Removed	N/A	N/A	N/A	ASH2030	1.37	600,103.86	140,594.51
Ashford	AU125			Land at corner of Wyndy Lane and Warren View	Grass land	Residential	2 storey semis	Part of amenity setting & land	3	3	1	7		N/A	Removed	N/A	N/A	N/A	ASH2041	0.37	599,652.18	143,987.12
Ashford	AU126			Land adjacent to 14 Forest Avenue and adjacent to 20 Lodge Wood Drive	Flat grass land with trees	Residential	2 storey semis & detached	Adjacent to N, Part of amenity setting land at gradient to North	3	3	1	7		N/A	Removed	N/A	N/A	N/A	ASH2043	0.41	599,405.24	144,002.28
Ashford	AU127			Land adjacent to 7 Pembury Place	Grass land	Residential	2 storey detached	Access at the end of Pondmore Way land dips at centre	3	3	1	7		N/A	Removed	N/A	N/A	N/A	ASH2042	0.16	599,677.17	143,795.10
Ashford	AU128	3041	Ashford's Future Study	Barracks site, Ashford Territorial Training Centre	Large warehouse unit & training grounds, Allotments & flat grass land	Residential; Railway line to E and S; Maidstone Road to N	2 storey terraces	Access off Temple Way roundabout	2	2	1	5		2006 to 2011	Retained	B	1,300.00	1,003.52	ASH2039/ASH2040/ASH2033	37.83	599,727.47	143,502.42

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Ashford	AU130			Land to the rear of 33 to 44 Loudon Court	Flat grass land	Godington County Primary School to N; Barracks Site to E; Godington Park to S; Residential	3 storey semis & detached	Part of amenity setting	3	3	3	9		2006 to 2011	Removed	N/A	N/A	N/A	ASH2034	0.17	599,091.82	143,201.36
Ashford	AU131			Land rear of 19 Aspen Drive	Small woodland	Residential	2 storey large detached		3	3	2	8		N/A	Removed	N/A	N/A	N/A	ASH2038	0.60	598,994.35	143,529.98
Ashford	AU132			Land adjacent to 56 Loudon Way	Small woodland	Residential	3 storey large detached		3	3	2	8		N/A	Removed	N/A	N/A	N/A	ASH2037	0.43	599,036.90	143,529.45
Ashford	AU133			Land at corner of East Lodge Road and Loudon Way	Flat grass land very well kept	Residential	2 storey terrace	Part of amenity setting	2	2	1	5		N/A	Removed	N/A	N/A	N/A	ASH2032	0.22	599,425.47	143,124.60
Ashford	AU134			Land rear of 21-29 Mulberry Road	Pond & grass land	Residential	3 storey semis & detached	Part of amenity setting, Access between 26-24 Mulberry Road	3	3	3	9		N/A	Removed	N/A	N/A	N/A	ASH2035	0.86	599,056.66	143,257.09
Ashford	AU135			Land rear of 66-80 Earlsworth Road	Backgardens & grass land	Residential	2 storey terrace & semis	None	2	2	1	5		N/A	Removed	N/A	N/A	N/A	ASH2045	0.16	601,878.58	140,735.27
Ashford	AU136			Land rear of 24a-46 Earlsworth Road	Backgardens & garages	Residential	2 storey terrace & bungalows	None	2	2	1	5		N/A	Removed	N/A	N/A	N/A	ASH1044	0.18	601,955.60	140,805.66
Ashford	AU137			Land rear of 9-83 Royds Road and rear of 30-104 Herbert Road	Backgardens & garages	Residential	2 storey terrace	Access adjacent to 35 Earlsworth Road	2	1	1	4		2016 to 2021	Retained	C	29.17	45.58	ASH2046	0.91	601,801.50	140,891.52
Ashford	AU138			Land rear of 1-67a Birling Road	Garages & very overgrown back land	Residential	2 storey terrace	Access adjacent to 1 Birling Road	2	2	1	5	✓	2011 to 2016	Retained	A	15.63	24.42	ASH2051	0.49	601,701.65	142,474.28
Ashford	AU139		Ashford's Future Study 3032	Land rear of 44 Cradle Bridge Drive	Flat grass land with trees & bushes	Residential	2 storey semis	part of amenity setting	2	2	1	5		N/A	Removed	N/A	N/A	N/A	ASH2053	0.73	602,616.88	142,766.33
Ashford	AU140			Land rear of 4-29 Woodlands Road and rear of 2-20 Housefield	Backgardens	Residential	Bungalows	Access adjacent to 20 Housefield	2	1	1	4		2016 to 2021	Retained	C	16.51	25.79	no	0.52	602,700.80	142,574.32
Ashford	AU141			Land rear of 1-15 Housefield and rear of 2-14 Hewitts Place	Backgardens	Residential	Bungalows	Access between 11 & 13 Housefield	2	1	1	4		2016 to 2021	Retained	C	15.04	23.50	no	0.47	602,782.36	142,503.95
Ashford	AU142			Land rear of 2-20 Earls Avenue and rear of 269-279 Hythe Road	Backgardens & garages	Residential	2 storey semis	Access adjacent to 2 Earls Avenue	2	1	1	4		N/A	Removed	N/A	N/A	N/A	ASH2052	0.31	602,561.31	142,412.61
Ashford	AU143			Land rear of 164-230 Hythe Road	Backgardens	Residential	2 storey semis	Access between 214 & 216 Hythe Road	2	1	1	4		2021+	Retained	C	21.45	33.51	ASH2049	0.67	602,138.85	142,423.16
Ashford	AU144			Land rear of 125-151 Hythe Road	Backgardens & flat grass land	Residential	2 storey semis	Access adjacent to 125 Hythe Road	3	2	1	6		N/A	Removed	N/A	N/A	N/A	ASH2048	0.30	601,879.73	142,626.35
Ashford	AU145			Land rear of 98-158 Hythe Road, rear of 2-84 Linden Road and rear of 1-7 Mabledon Avenue	Backgardens & garages	Residential	2 storey terraces	Access adjacent to 2 Linden Road and 98 Hythe Road	2	1	1	4		2016 to 2021	Retained	A	93.71	50.93	ASH2047	1.02	601,812.60	142,536.47

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Ashford	AU146			Land rear of 13-63 Romney Road	Backgardens	Residential; Railway line to W	Bungalows & 2 storey semis	Access adjacent to 13 Romney Road	2	2	1	5			2016 to 2021	Retained	C	20.79	32.48	no	0.65	602,295.34	142,260.15
Ashford	AU147			Land rear of 2-30 Romney Road, rear of 13-29 Glover Road, rear of 1-35 Hunter Road and rear of 268-274 Hythe Road	Backgardens & garages	Residential; Willesborough Baptist Church to N; pub to NE	2 storey terraces	Access adjacent to 30 Romney Road	2	2	1	5			2016 to 2021	Retained	C	18.08	28.26	no	0.57	602,439.94	142,236.67
Ashford	AU148			Land rear of 1-15 Earls Avenue, rear of 209-381 Hythe Road and rear of 1-27 Sportsland Avenue	Backgardens & garages	Residential	2 storey terrace	Access adjacent to 1 Sportsland Avenue and 1 Earls Avenue	2	2	1	5	✓		2021+	Retained	C	20.24	31.62	ASH300 1	0.63	602,638.76	142,333.79
Ashford	AU149			Land rear of 2-26 Sportsland Avenue	Backgardens & garages	Residential	2 storey terrace	Access adjacent to 2 Sportsland Avenue	2	2	1	5			2016 to 2021	Retained	C	13.14	20.54	ASH300 2	0.41	602,741.25	142,295.20
Ashford	AU150			Land rear of 2-3 Kings Meadow	Flat grass land	Residential; Pond to N; Kennington Churchyard to E	2 storey large detached	Access off Bull Lane	3	3	1	7			2016 to 2021	Retained	C	19.83	26.09	ASH300 3	0.52	602,555.95	145,249.82
Ashford	AU151			Land fronting the Barracks site on Loudon Way	Overgrown grass land	Residential; Railway line to N	2 storey terraces	Possible on Cedar Close	2	2	2	6			2006 to 2011	Retained	C	54.61	19.23	ASH203 3	0.38	599,319.42	143,190.77
Ashford	AU152		O	Land at the corner of Carlton Road and Brunswick Road	Former car park, overgrown grass land	Light industrial uses and storage units	Warehouse units	None	1	1	1	3			2006 to 2011	Retained	B	230.19	110.67	ASH300 5	2.21	600,113.07	142,823.36
Ashford	AU153		O	Land at the corner of Kennington Road and Blackwall Road South	Flat grass land	Residential; playing fields to E	2 storey detached	None	3	3	3	9			N/A	Removed	N/A	N/A	N/A	No	0.70	603,453.47	142,561.97
Ashford	AU154		O	Randolph Gardens	Open space	Residential	2 storey terraces	Part of amenity setting	2	2	2	6			N/A	Removed	N/A	N/A	N/A	2	0.53	602,155.12	144,295.05
Ashford	AU155			Land at the end of Victoria Road (part of Powergen)	Formerly Powergen	Railway line to N, residential to SE, Victoria Park to S	2 storey terraces & flats	None	2	2	2	6			2011 to 2016	Retained	A	588.19	282.78	No	5.66	600,528.82	142,419.06
Ashford	AU156			Land adjacent to 11 Sturges Road		main road to S, residential	2 storey semis	Noise from the main road	2	2	2	6			2006 to 2011	Retained	B	9.00	2.20	No	0.04	600,854.08	143,011.25
Ashford	AU157			Land at the rear of 15 to 68 Torrington Road	Allotment gardens	Residential, work units to N	2 storey terraces	Access adjeacent to 39 Torrington Road or 3 Lower Denmark Road	2	2	2	6			2011 to 2016	Retained	A	19.06	29.79	No	0.60	601,126.13	141,750.53
Ashford	AU158		ABC	Singleton Oast, Tithe Barn Lane, Singleton, Ashford TN23		Residential to N, The Singleton Centre to W, Car Park & Pub to S	2 storey flats & terraces	Access off Hoxton Close	2	2	2	6			2006 to 2011	Retained	C	9.00	10.21	No	0.20	598,800.30	141,699.20
Ashford	AU159		ABC	Land north of Westchurch House, Godfrey Walk		Residential	2 storey terraces & semis	Access between 35 to 36 Chichester Close	2	2	2	6			2006 to 2011	Retained	A	6.00	6.75	No	0.13	600,720.85	142,005.20

Site Details, Capacity Estimates and Phasing

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						Uses	Height, Style etc		Condition of Housing Stock (P:1,R:2,G:3,E:4)	Residential Amenity (P:1,R:2,G:3,E:4)	Quality of Facilities (P:1,R:2,G:3,E:4)	Total	Site chosen for Market Viability Assessment	Plan Period	Site retained or removed	Accessibility Zone	Best Fit			Standatd comparator @ 50 dw/ha	X	Y
Ashford	AU160		ABC	Ashford Court, 47 Magazine Road		Residential	2 storey detached & Baskerville Flats	Access on Magazine Road	2	2	2	6		2006 to 2011	Retained	B	10.00	10.22	N0	0.20	600,847.68	143,396.20
Ashford Town Centre	ATC001		Ashford's Future Study	Land in between Dover Place and Tannery Lane	Derelict warehouse units and grassland	Dual carriage way to W, Ashford International Station to S, pub and BB to S	2 storey detached	No on street parking	2	2	2	6	✓	2006 to 2011	Retained	B	164.95	79.30	ASH1001	1.59	601,248.30	142,390.35
Ashford Town Centre	ATC002		O	Land at the rear of Templar House PCT off Tannery Lane	Car park in use by Templar House	Sorting office to south playing field to north Small office units W	None	No on street parking	1	2	2	5		2011 to 2016	Retained	A	16.25	21.38	ASH1002	0.43	601,282.55	142,621.76
Ashford Town Centre	ATC003		Ashford's Future Study	Land adjacent to South East Hill	Building under refurbishment	High St to W, Ashford School to E,S,N.	2-3 storey	No on street parking	2	3	3	8		2006 to 2011	Retained	B	5.58	2.51	ASH1003	0.05	601,264.90	142,795.56
Ashford Town Centre	ATC004		Ashford's Future Study	Land opposite Charter House on Park Street	Back land, private car parks and loading areas	Charter House offices to N, High St to S, residential to N	9 storeys, 2 storeys and 2 storey terraces	Loss of loading area for retail units	2	2	3	7	✓	2011 to 2016	Retained	A	75.34	21.40	ASH1006	0.43	601,158.61	142,834.95
Ashford Town Centre	ATC005		Ashford's Future Study	4 to 10 North Street	Former School, derelict and under refurbishment, 4 storey building	High St	2-3 storey parade of shops	No on street parking	2	3	3	8		2006 to 2011	Retained	A	9.84	4.43	ASH1007	0.09	601,069.44	142,861.24
Ashford Town Centre	ATC006		Ashford's Future Study	Land at the corner of Vicarage Lane and Station Road	Pay and display car park	Memorial gardens to S, High St to N	2 storey	Loss of town centre car park	2	3	3	8		2011 to 2016	Retained	A	45.11	35.80	ASH1008	0.72	601,148.33	142,707.73
Ashford Town Centre	ATC007		O	Vicarage Field at corner of Vicarage Lane and Station Road	Flat grass land with some mature trees	Car park to NW, Memorial Gardens to S, offices to E	4 storeys	Part of amenity setting	2	3	3	8		N/A	Removed	N/A	N/A	N/A	ASH1009	0.23	601,177.02	142,643.97
Ashford Town Centre	ATC008		Ashford's Future Study	Land at the corner of Queen Street and Church Road	Flat car park	Library to N, residential to W, Memorial Gardens to E	2 storey terraces	KCC private car park	2	2	2	6		2006 to 2011	Retained	A	8	4	ASH1010	0.07	601,001.34	142,538.58
Ashford Town Centre	ATC009		Ashford's Future Study	Land to the north of the railway line on Elwick Road	Flat land, acquired by SEEDA for development	Residential, station to S	2 storey semis and terraces	None	1	3	2	6	✓	2006 to 2011	Retained	A	350.20	168.37	ASH1011 and ASH1012	3.37	600,853.29	142,448.85
Ashford Town Centre	ATC010		O	Land at the corner of Station Road and Elwick Road	Derelict buildings and well used car parks	Station to S, Memorial Gardens to N, Residential to W	2 storey terraces	Access from Church Street	2	3	3	8		2006 to 2011	Retained	A	58.01	16.48	ASH1013 and ASH1014	0.33	601,111.49	142,421.62
Ashford Town Centre	ATC012		Ashford's Future Study	Land in between Godinton Road and Elwick Road	Pay and display car park	Land for development for sale to S, multi storey car park to N and parade of shops	2 & 3 storey	Loss of town centre car park	2	2	3	7		N/A	Removed	N/A	N/A	N/A	ASH1016	0.54	600,785.17	142,605.63
Ashford Town Centre	ATC013		Ashford's Future Study	Land adjacent to 24 Tufton Street	Ashford Christian Fellowship Centre not in use	Parade of shops, pub	2 storey	No on street parking and one way road	2	3	3	8		2006 to 2011	Retained	A	9.80	4.41	ASH1017	0.09	600,953.82	142,724.32
Ashford Town Centre	ATC014		O	25 Forge Lane	Derelict house	Residential, fitness centre to N	2 storey terraces	On main road, no on street parking	1	1	3	5		2006 to 2011	Retained	B	2.72	1.22	ASH1018	0.02	600,679.22	142,882.68

Site Details, Capacity Estimates and Phasing

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						Uses	Height, Style etc		Condition of Housing Stock (P:1,R:2,G:3,E:4)	Residential Amenity (P:1,R:2,G:3,E:4)	Quality of Facilities (P:1,R:2,G:3,E:4)	Total	Site chosen for Market Viability Assessment	Plan Period	Site retained or removed	Accessibility Zone	Best Fit			Standatd comparator @ 50 dw/ha	X	Y
Ashford Town Centre	ATC015	1022	Ashford's Future Study	Land at the corner of West Street and Elwick Road	Informal parking area, cleared land	Retail units to S, residential to N, E, W	2 storey semis	Near main road	2	2	2	6		2006 to 2011	Retained	A	64.00	10.20	ASH1019 and ASH1020	0.20	600,644.85	142,761.37
Ashford Town Centre	ATC016	1007	Ashford's Future Study	Land adjacent to 19 East Street	Cleared land	Retail units to S, residential to N, E, W	2 storey semis	Near main road	2	2	2	6		2006 to 2011	Retained	A	23.00	4.38	ASH1021	0.09	600,694.96	142,724.96
Ashford Town Centre	ATC017		O	Land at the end of 11 Norwood Gardens	Residents' car park	Residential	2 storey semis	None	2	2	2	6		2011 to 2016	Retained	B	2.59	2.23	ASH1022	0.04	600,546.05	142,841.49
Ashford Town Centre	ATC018		O	Land at the rear of 4 to 22 Norwood Gardens	Car park and backgardens	Residential, retail park to N	2 storey terraces	None	2	2	3	7		2016 to 2021	Retained	B	6.25	8.22	ASH1023	0.16	600,631.90	142,914.74
Ashford Town Centre	ATC019		O	Land adjacent to 19 Eastern Avenue	very overgrown grass land	Residential	2 storey terraces and detached	None	3	3	3	9		2011 to 2016	Retained	B	13.98	21.85	ASH1024	0.44	600,504.47	142,921.90
Ashford Town Centre	ATC020		O	2a Norwood Gardens	Former Norwood Motorcycles unit and backgardens	Residential	2 storey terraces and detached	None	2	2	3	7		2006 to 2011	Retained	B	3.10	1.00	ASH1025	0.02	600,652.10	142,865.47
Ashford Town Centre	ATC021			Land at the rear of 18 Beaver Road	(identified in ATCAAP)	Residential to W, Station to E, Bowens Field to S	2 storey terraces and detached	None	2	2	2	6		2006 to 2011	Retained	A	350.00	75.11	No	1.50	600,958.87	142,113.51
Ashford Town Centre	ATC022		ABC	12 Tufton Street		Magistrates Courts and Police Station	2 storey	One way street	2	2	2	6		2011 to 2016	Retained	A	9.00	2.84	No	0.06	600,938.82	142,679.05
Ashford Town Centre	ATC023		ABC	Depot at the end of Victoria Road	Underused depot & surrounding car park	Residential, Primary School, light industrial uses	2 storey semis & terraces	None	2	2	2	6		2006 to 2011	Retained	A	100.00	31.84	No	0.64	600,698.49	142,282.76
Ashford Town Centre	ATC024		ABC	Chunnel Industrial Estate, in between Victoria Road and Victoria Crescent	Light industrial uses	Residential, Primary School, light industrial uses	2 storey semis & terraces	Loss of employment land	2	2	2	6		2006 to 2011	Retained	A	100.00	41.48	No	0.83	600,887.00	142,282.76
Ashford Town Centre	ATC025		ABC	Corner of Beaver Road and Romney Marsh Road	Employment uses	Car park & bowling green to S, train station to N, residential to W	2 storey semis & terraces	Loss of employment land	2	2	2	6		2006 to 2011	Retained	A	100.00	41.48	No	0.83	600,887.00	142,065.64
Ashford Periphery	AP001	3045	Ashford's Future Study	End of Mace Lane Industrial Estate Service Road	3 Storey car park (private)	Retail units to 5, residential to N, Mace Lane Industrial Estate to E.	2 storey terraces	Private car park in use for Mace Lane Industrial Estate	2	2	3	7		2011 to 2016	Retained	B	34.59	9.83	ASH1004	0.20	601,313.67	143,020.26
Ashford Periphery	AP002	3043	Ashford's Future Study	Land to West of Headley Brothers Printing Works	Flat private car park	Print works S, residential to W cemetery to NW	2 storey semis	Private car park of Headley Brothers	3	3	2	8	✓	2011 to 2016	Retained	B	55.98	44.43	ASH1005	0.89	601,361.57	143,225.25
Chart Road	1.1		O	Land at the end of Brunswick Road	Large derelict warehouse unit	Light industrial and storage units	Warehouse units	None	1	1	1	3	✓	2016 to 2021	Retained	C	165.67	79.65	ASH3004	1.59	600,103.00	142,662.55
Chart Road	1.2		O	Land at the corner of Carlton Road and Bridge Road	Overgrown grassland	Offices and warehouse units	Warehouse units	None	1	1	1	3		N/A	Removed	N/A	N/A	N/A	ASH3006	0.54	600,042.31	142,973.07
Chart Road	1.3		O	Land adjacent to CCF Interiors Centre on Brunswick Road	Informal car park	Offices, warehouse units and railway line to S	Warehouse units	Loss of private car park	1	1	1	3		N/A	Removed	N/A	N/A	N/A	ASH3007	0.53	599,748.52	142,671.44

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						Uses	Height, Style etc		Condition of Housing Stock (P:1,R:2,G:3,E:4)	Residential Amenity (P:1,R:2,G:3,E:4)	Quality of Facilities (P:1,R:2,G:3,E:4)	Total	Site chosen for Market Viability Assessment	Plan Period	Site retained or removed	Accessibility Zone	Best Fit			Standard comparator @ 50 dw/ha	X	Y
Mace Industrial Estate	3.1		O	Heron Business Centre on Henwood	Large warehouse unit, underused, for sale	Warehouse and storage units	Warehouse and storage units	Loss of employment land	1	2	1	4		N/A	Removed	N/A	N/A	N/A	ASH3008	1.21	601,749.87	143,093.85
Mace Industrial Estate	3.2		O	7 Henwood	Large derelict warehouse unit with parking at rear and front	Warehouse and storage units	Warehouse units	Proximity to M20	1	1	1	3		2016 to 2021	Retained	C	115.67	55.61	ASH3009 & ASH3010	1.11	601,707.60	143,291.45
Mace Industrial Estate	3.3		O	Land at the corner of Wyvern Way and Henwood	Vacant office with car park at rear and front	Warehouse and storage units	Warehouse units	Proximity to M20	1	1	1	3		N/A	Removed	N/A	N/A	N/A	ASH3011	0.43	602,061.95	143,020.79
Mace Industrial Estate	3.4		O	Land to the south of Henwood	Very overgrown grassland	Warehouse and storage units	Warehouse units	Private access (owned by Mid Kent)	1	1	1	3		2011 to 2016	Retained	C	25.00	25.24	No	0.50	602,005.27	142,873.12
Orbital Park	7.1		O	Land at the corner of Crowbridge Road and Crowbridge Link	Overgrown grassland	Large warehouse units and car showrooms	Warehouse units	Access off Paper Lane	1	1	1	3		2006 to 2011	Retained	C	104.70	50.33	ASH3020	1.01	602,639.45	140,947.72
Orbital Park	7.2		O	Land at the end of Paper Lane	Overgrown grassland	Large warehouse units and car showrooms	Warehouse units	Access off the Courtyard or Paper Lane	1	1	1	3		2006 to 2011	Retained	C	18.14	23.86	ASH3018	0.48	602,536.21	140,874.75
Orbital Park	7.3		O	Land at the corner of the Courtyard and Crowbridge Road	Overgrown grassland	Large warehouse units and car showrooms	Warehouse units	Access off the Courtyard	1	1	1	3		2006 to 2011	Retained	C	15.32	20.16	ASH3019	0.40	602,559.52	140,797.92
Orbital Park	7.4		O	Land at the rear of 70 to 104 Canterbury Road	Overgrown grassland	Large warehouse units and car showrooms, residential to N	Warehouse units	Access off the Courtyard	1	1	1	3		2011 to 2016	Retained	C	116.41	55.97	ASH3017	1.12	602,424.31	140,779.42
Orbital Park	7.6		O	Land opposite Invicta Motors on Monument Way	Overgrown grassland	Large warehouse units and car showrooms	Warehouse units	None	1	1	1	3		2011 to 2016	Retained	C	165.77	79.70	ASH3015	1.59	602,483.25	140,489.72
Orbital Park	7.7		O	Land at the end of Hall Avenue	Overgrown grassland	Large warehouse units and car showrooms, M20 to S	Warehouse units	Access from Hall Avenue	1	1	1	3	✓	2011 to 2016	Retained	C	269.28	129.46	ASH3022	2.59	603,099.73	140,623.96
Ashford Business Park	8.1		O	Land at the corner of Barley Road and Foster Road	Underused car park, fenced off at time of surveying	Warehouse and storage units	Warehouse units	None	1	1	1	3		N/A	Removed	N/A	N/A	N/A	ASH3012	0.34	603,247.90	140,880.73
Ashford Business Park	8.2		O	Development site for sale by Atrium on Foster Road	Overgrown grassland	Warehouse and storage units	Warehouse units	None	1	1	1	3		2011 to 2016	Retained	C	126.62	60.87	ASH3013	1.22	603,117.41	140,887.79